AMENDMENT

In the Claims

Please amend Claims 1-10 to read as shown below and add new Claims 11-22 as shown below.

1. (Currently Amended) A computer-implemented system for determining a valuation of a real estate property in an on-line computing environment, comprising:

~~a distributed computer network comprising~~ a property management services server; [[,]]

a plurality of databases coupled to the property management services server via a distributed computer network; and

a plurality of client computers, each coupled to ~~a~~ the distributed computer network, [[;]].

the property management services server hosting a valuation program module for calculating a valuation for a selected real estate property,

the databases storing real estate property-related data, including property comparables data for ~~multiple~~ a plurality of real estate properties, and

the client computers operable ~~by users~~ to access the valuation program module operating on the property management services server ~~and~~ to input predetermined information about the selected real estate property in support of a valuation calculation for the selected real estate property,

wherein, responsive to receiving the input predetermined information about the selected real estate property, the valuation program module operating on the property management services server accesses the property data in at least one of the databases via the computer network to obtain comparables data relevant to the selected real estate property, calculates the valuation for the selected real estate property based on the input predetermined information, and presents the valuation and the comparables data for the selected real estate property.

2. (Currently Amended) The system of claim 1, wherein the client computers ~~are operated by a plurality of users selected from the group, comprising~~comprise:

a tenant <u>client computer operable to evaluate</u> ~~evaluating~~ the selected real estate property for a potential purchase or lease;

a lender <u>client computer operable to support</u> ~~for supporting~~ property financing requirements for the selected real estate property;

a site visit agent <u>client computer operable to support</u> ~~for supporting~~ on-site review and analysis of the selected real estate property;

a property specialist <u>client computer operable to provide</u> ~~for providing~~ property-related expertise in connection with the selected real estate property; and

a deal agent <u>client computer operable to screen, negotiate, and close</u> ~~for screening, negotiating, and closing~~ property-related transactions <u>related to the selected real estate property</u>.

3. (Currently Amended) The system of claim 2, wherein the property specialist <u>client computer is</u> <u>comprises one of:</u> ~~comprises:~~

<u>a</u> property appraisal ~~specialists~~<u>specialist client computer</u>;

<u>a</u> property engineering ~~specialists~~<u>specialist client computer</u>; and

<u>a</u> property environmental ~~specialists~~<u>specialist client computer</u>.

4. (Currently Amended) The system of claim 1<u>,</u> ~~or 2,~~ wherein the property management services server further comprises <u>at least one</u> program ~~modules~~<u>module for</u> <u>at least one</u> ~~budgeting, financing, and forecasting of property payments for real estate property and~~ property valuation ~~tools~~<u>tool</u>.

5. (Currently Amended) The system of claim 4, wherein the <u>at least one</u> property valuation ~~tools comprise~~<u>tool comprises at least one of</u>:

a<u> </u>property valuation ~~tools for valuing~~<u>tool operable to value</u> an asset for the selected real estate property;

a<u> </u>payback calculation ~~tools for determining~~<u>tool operable to determine a</u> profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a<u> </u>cash flow calculation ~~tools for determining~~<u>tool operable to determine</u> payment and loan amounts for the selected real estate property; and

a<u> </u>space calculation ~~tools for determining the~~<u>tool operable to determine an</u> amount of required office space in connection with the selected real estate property.

6. (Currently Amended) The system of claim 5, wherein the payback calculation ~~tools comprise~~<u>tool comprises at least one of</u>:

a lease improvement calculator ~~for determining~~<u>operable to determine</u> how much standard rent will support building standard improvements for the selected real estate property and how much profit is available from the standard improvements;

a direct capitalization calculator <u>operable to determine </u>~~for determining~~ a capitalization rate of payments for the selected real estate property; and

a refinancing calculator <u>operable to determine </u>~~for determining~~ refinance loan savings and breakeven terms for a property loan<u> related to the selected real estate property</u>.

7. (Currently Amended) The system of claim ~~6~~<u>5</u>, wherein the cash flow calculation ~~tools comprise~~<u>tool comprises at least one of</u>:

a mortgage and amortization calculator <u>operable to determine </u>~~for determining~~ mortgage payments, principal payments, and interest payments for the selected real estate property; and

an affordability calculator <u>operable to determine </u>~~for determining~~ a loan amount for the selected real estate property.

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8. (Currently Amended) ~~An on-line~~ A computer-implemented method for calculating an estimate of the value of a property, comprising the steps of: [[;]]

entering property details into a program module operating on a server via a ~~selected~~ first one of a plurality of ~~clients~~ client computers operating in a distributed computing environment;

obtaining ~~comparable~~ comparables data for the property by accessing ~~databases~~ at least one database accessible in the distributed computing environment, each database storing comparables data for a plurality of properties;

entering capital expenses, mortgage details, and investment details for the property into the program module via a second one of the ~~clients~~ client computers operating in the distributed computer environment;

determining a value for the property based on the property details, the ~~comparable~~ comparables data, the capital expenses, the mortgage details, and the investment details; and

presenting a report indicating the value for the property.

9. (Currently Amended) The ~~system~~ method of claim 8, wherein the mortgage details for the property comprise:

a payment for the property;

a rate type for the property; and

a term for the property.

10. (Currently Amended) The ~~system~~ method of claim 9, wherein the investment details for the property comprise:

a price for the property;

a future value for the property; and

a discount rate for the property.

11. (New) The method of claim 8, wherein the step of presenting the report indicating the value of the property comprises electronically transmitting a valuation report comprising the value of the property to a plurality of third parties via corresponding ones of the client computers.

12. (New) The method of claim 8, wherein the plurality of client computers comprises:

a tenant client computer operable to evaluate the selected real estate property for a potential purchase or lease;

a lender client computer operable to support property financing requirements for the selected real estate property;

a site visit agent client computer operable to support on-site review and analysis of the selected real estate property;

a property specialist client computer operable to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable to screen, negotiate, and close property-related transactions related to the selected real estate property.

13. (New) The method of claim 8, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

14. (New) The method of claim 13, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

15. (New) The system of claim 1, wherein the step of presenting the valuation and the comparables for the selected real estate property comprises electronically transmitting a valuation report to a plurality of third parties via corresponding ones of the client computers.

16. (New) The system of claim 1, wherein the property management services server further comprises a financing program module for creating a loan application for financing the selected real estate property, wherein the loan application includes the valuation for the selected real estate property.

17. (New) A computer-implemented system for determining a valuation of a real estate property, comprising:

a property management services server hosting a valuation program module for calculating a valuation for a selected real estate property;

a plurality of databases coupled to the property management services server and storing real estate property-related data, including property comparables data for a plurality of real estate properties; and

a plurality of client computers each operable to input predetermined information about the selected real estate property into the valuation program module in support of a valuation calculation for the selected real estate property,

wherein, in response to receiving the input predetermined information about the selected real estate property from at least one of the client computers, the valuation program obtains comparables data relevant to the selected real estate property from the property data in at least one of the databases, calculates the valuation for the selected real estate property based on the input predetermined information, and presents the valuation and the comparables data for the selected real estate property via at least two of the client computers.

18. (New) The system of claim 17, wherein the plurality of client computers comprises two or more of:

a tenant client computer operable to evaluate the selected real estate property for a potential purchase or lease;

a lender client computer operable to support property financing requirements for the selected real estate property;

a site visit agent client computer operable to support on-site review and analysis of the selected real estate property;

a property specialist client computer operable to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable to screen, negotiate, and close property-related transactions related to the selected real estate property.

19. (New) The system of claim 17, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

20. (New) The system of claim 17, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

21. (New) A computer-implemented method for calculating an estimate of the value of a property, comprising the steps of:

entering property details into a program module operating on a server via a first one of a plurality of client computers operating in a distributed computing environment;

obtaining comparables data for the property by accessing at least one database accessible in the distributed computing environment, each database storing comparables data for a plurality of properties;

entering capital expenses, mortgage details, and investment details for the property into the program module via a second one of the client computers operating in the distributed computer environment;

determining a value for the property based on the property details, the comparables data, the capital expenses, the mortgage details, and the investment details; and

presenting a report indicating the value for the property,

wherein the first and second client computers each comprise one of:

a tenant client computer operable to evaluate the selected real estate property for a potential purchase or lease;

a lender client computer operable to support property financing requirements for the selected real estate property;

a site visit agent client computer operable to support on-site review and analysis of the selected real estate property;

a property specialist client computer operable to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable to screen, negotiate, and close property-related transactions related to the selected real estate property.

22. (New) The method of claim 21, wherein the step of presenting the report indicating the value of the property comprises presenting a valuation report comprising the value of the property via a plurality of the client computers.

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